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| **Part 2 Design Quality Principles** | **Assessment** | **Achieved** |
| **1 Context** | The proposed child care centre is located adjacent to the Spring Farm Town Centre and is within the catchment of Spring Farm Public School located at Barley Road. The site has been cleared from past activities conducted and as such does not contain prominent natural or built elements, however extensive bushland exists to the north of the site.  This area of Spring Farm is currently emerging and being developed, with residential subdivisions to the immediate west and south of the site opposite Springs Road granted consent in 2017.  The site is considered ideally suited for the purpose of a child care centre, being located in walking distance to the Spring Farm Town Centre and in proximity to bus services connecting to Narellan and Campbelltown Town Centres. In addition, the new child care centre responds to the demographics of the area which primarily consists of young families by providing a new educational and learning centre to care for children. | Yes |
| **2 Built Form** | The proposed child care centre is compliant with the maximum building height development standard prescribed under CLEP 2010 and is generally consistent with the setback, built form and scale controls of Camden DCP 2011.  The development provides an interesting visual form with articulated facades, varying roof pitches and a quality mix of colours and finishes. | Yes |
| **3 Adaptive Learning Spaces** | A mix of learning spaces are provided to cater for all children, with the internal activity rooms connected directly to the outdoor play space. The ground floor outdoor play space proposes a deep soil planted discovery garden at the north east corner, with the remaining space providing a sand pit, stepping pavers, bridge, climbing poles, climbing mound and seating areas. The upper floor is also provided with a sand pit, a slide and climbing poles atop soft fall areas. | Yes |
| **4 Sustainability** | The child care centre has been designed sustainably, taking advantage of its northern orientation to allow sunlight to penetrate both outdoor areas. In addition, both the eastern and western facades of the building, including internal facades are provided with windows to enable natural ventilation to occur when windows are open. | Yes |
| **5 Landscape** | The development is extensively landscaped adjacent to the site’s frontage to Springs Road and the new eastern road, with perimeter hedge planting along the northern property boundary. Within the north east corner of the ground floor outdoor play area, a deep soil landscape area exists, which is proposed as a discovery garden for children to learn, explore and play.  Several different play areas are proposed to allow for varying outdoor learning experiences | Yes |
| **6 Amenity** | The proposed development benefits from a northern orientation allowing sunlight to penetrate the outdoor play space throughout the day. Windows are provided to both the eastern and western facades allowing each activity room to be naturally ventilated when windows are open and also allowing natural sunlight to penetrate these rooms. | Yes |
| **7 Safety** | The development enables a clear distinction between public and private areas. Due to the topography of the site, the southern facing activity rooms are elevated above street levels to prevent overlooking opportunities from the public realm. The eastern activity rooms are also setback significantly from the future eastern road to prevent direct overlooking into these spaces. | Yes |
| **Part 3 Matters for Consideration** | **Assessment** | **Achieved** |
| **C1 Site Selection and Location**  Ensure that appropriate zone considerations are assessed when selecting a site. | The northern outdoor play area and internal playrooms are significantly setback from future residential properties to the north. As such, no visual privacy loss is expected to occur. The application has been supported by a traffic impact assessment and acoustic report, which demonstrates that the centre will not have a detrimental impact to the operation of the existing road network. Due to noise impacts from Springs Road, the centre will require acoustic attenuation (glazing, seals and mechanical ventilation) to meet internal noise criteria.  The proposed centre complies with all setback requirements and is not considered to be offensive, jarring or unsympathetic in respect to its design to this section of Springs Road, noting the existence of other nearby non-residential forms of development consisting of the Spring Farm Town Centre to the east and the adjacent child care centre at 134 Springs Road to the immediate south of the site. | Yes |
| **C2 Site Selection and Location**  Ensure that the site selected for a proposed child care facility is suitable for the use. | The site is partially bushfire prone and was referred to the NSW Rural Fire Service under the integrated provisions of the Act to consider the development as a special fire protection purpose. The NSW Rural Fire Service have provided a bush fire safety authority subject to conditions. The site is free from other environmental constraints and is not located upon contaminated land or nearby to incompatible uses such as restricted premises, brothels and hotels and clubs.  The development site is significant in area (3,875m2), with the northern outdoor play area and internal playrooms significantly setback from future residential properties to the north. Assessment of the application reveals that the development will not have a significant impact to the operation of the local road network and will satisfy noise criteria requirements. The development satisfies carparking requirements to allow parents and carers to park and drop off children for care. | Yes |
| **C3 Site Selection and Location**  Ensure that sites for child care facilities are appropriately located. | The proposed centre is located immediately adjacent to Spring Farm Town Centre to the east, with a bus stop along Springs Road to the west of the site providing services to enable connection to Narellan and Campbelltown Centres. In addition, the site is in proximity to a bushland corridor to the north, which is provided with a walking path leading to Richardson Road behind the Spring Farm Town Centre. | Yes |
| **C4 Site Selection and Location**  Ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards. | The child care centre is not located adjacent or nearby to premises that a pose a risk to children. | Yes |
| **C5 Local Character, Streetscape and the Public Domain Interface**  Ensure that the child care facility is compatible with the local character and surrounding streetscape. | The proposed development is not considered offensive, jarring or unsympathetic in respect to its design to this section of Springs Road, noting compliance with the maximum building height development standard, setbacks and built form controls of the DCP and other nearby non-residential forms of development at Spring Farm Town Centre and the adjacent child care centre at 134 Springs Road. | Yes |
| **C6, C7 and C8 Local Character, Streetscape and the Public Domain Interface**  Ensure clear delineation between the child care facility and public spaces. | C6 – The development clearly differentiates between public and private space and provides ground floor and upper floor windows orientated towards Springs Road and the new eastern road for passive surveillance. Acoustic fencing will be provided to protect children within outdoor play areas to the north and south.  C7 – The building entries are predominately glazed, providing an identifiable building entry and variation in building material.  C8 – The development does not adjoin bushland or open space directly. | Yes  Yes  Yes |
| **C9 and C10 Local Character, Streetscape and the Public Domain Interface**  Ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain. | C9 – All fencing is located behind setback areas.  C10 – The child care centre is not located upon a classified road. As such, high acoustic fencing beyond standard fencing heights of 1.8m are not required in this instance. | Yes  Yes |
| **C11 Building Orientation, Envelope and Design**  Respond to the streetscape and site, while optimising solar access and opportunities for shade. | The development has a northern orientation, which enables good solar access to the ground floor and upper floor outdoor play areas. Due to its northern orientation, no overshadowing to adjoining northern residential lots will occur. The northern outdoor play area and internal playrooms are significantly setback from future residential properties to the north. As such, no visual and acoustic privacy loss is expected to eventuate. The lower ground main lobby and ground floor foyer are extensively glazed providing an active frontage to Springs Road, with windows to the southern and eastern facades allowing the centre passive surveillance over Springs Road and the new eastern street. | Yes |
| **C12 Building Orientation, Envelope and Design**  Ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised. | The development is not considered to have an excessive height, bulk or scale. The development is compliant in respect to the maximum height of buildings development standard prescribed under CLEP 2010. The child care centre is threestoreysin height in sections, however, has been designed with significant articulation to all facades, with the upper floor setback 12m from Springs Road. Upper floors to the child care centre are setback to the east, west and north.All setback controls of the centre satisfy Camden DCP 2011 requirements. | Yes |
| **C13 and C14 Building Orientation, Envelope and Design**  Ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context. | C13 / C14 – The proposed development complies with all setback requirements of Camden DCP 2011. The front and rear setbacks of the proposal significantly exceed DCP requirements, which enhances separation from future adjoining residential properties and assist in providing articulation to upper floor facades. | Yes |
| **C15 Building Orientation, Envelope and Design**  Ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area’s character. | The proposed child care centre is compliant with the maximum building height development standard prescribed under CLEP 2010 and is generally consistent with the setback, built form and scale controls of Camden DCP 2011.  The development provides an interesting visual form with articulated facades, varying roof pitches and a quality mix of colours and finishes. | Yes |
| **C16 Building Orientation, Envelope and Design**  Ensure that buildings are designed to create safe environments for all users. | Two entry points are provided from the southern end of the development. The lower level main lobby and ground floor foyer are connected with stairs and lift access to provide entry points into the building for parents and carers from Springs Road and both carparking areas (semi-basement and at grade parking areas). | Yes |
| **C17 Building Orientation, Envelope and Design**  Ensure that child care facilities are designed to be accessible by all potential users. | Lifts and ramps are provided to provide equitable access to all users. Continuous paths of travel are provided within both carparking areas leading to building entries and from the centre to future footpaths within Springs Road and the new eastern road. | Yes |
| **C18 and C19 Landscaping**  Provide landscape design that contributes to the streetscape and amenity. | C18 – Perimeter landscaping is provided around the centre and within designated areas of the ground floor outdoor play area.  C19 – Landscaping is provided forward of the at-grade carpark to soften the view from the new public access road to the east. | Yes  Yes |
| **C20 and 21 Visual and Acoustic Privacy**  Protect the privacy and security of children attending the facility. | C20 – The child care centre is not located within a mixed use development.  C21 – Due to the topography of the site, activity room 03 adjacent to Springs Road is elevated above natural ground levels. As such, direct viewing into this room is not possible. Along the eastern façade of the development, internal activity rooms are setback a significant distance from the new eastern public road to prevent direct overlooking from public areas. | NA  Yes |
| **C22 Visual and Acoustic Privacy**  Minimise impacts on privacy of adjoining properties. | The development is setback 14.5m (ground) and 28.5m (upper floor)to the north from future residential dwellings. | Yes |
| **C23 and 24 Visual and Acoustic Privacy**  Minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments. | C23 – A 1.8m colourbond fence will be provided along the northern property, which will adjoin with future residential dwellings. As the location of the northern outdoor play area is setback from the northern outdoor play area an additional fence is required to enclose this area and segregate it from the basement ramp.  C24 – An accoustic report has been submitted and demonstrates that the development is satisfactory in respect to noise impact. Attenuation measures are required to protect children from noise generated by Springs Road to internal areas. In addition, acoustic fencing is required to attenuate noise generated by children playing in outdoor play areas. | Yes  Yes |
| **C25 and 26 Noise and Air Pollution**  Ensure that outside noise levels on the facility are minimised to acceptable levels. | C25 – An acoustic report has been submitted with the application, assessing noise levels for the next ten years from Springs Road. Due to acoustic noise levels from Springs Road, the southern, eastern and western facades up to 35m from the southern boundary will require internal rooms to be mechanically ventilated to achieve noise level compliance and ventilation requirements when windows are closed. Attenuation measures such as specified glazing and seals and mechanical ventilation to meet specified acoustic criteria will be required.  C26 – The acoustic report has considered the impacts of traffic noise from Springs Road and recommended attenuation measures to satisfy internal noise criteria. | Yes  Yes |
| **C27 and 28 Noise and Air Pollution**  Ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development. | C27 – The development is not located on a classified road or sources of noise or air pollution as identified within consideration C27.  C28 – The development is not located close to a classified road or industrial developments to warrant an air quality assessment. | Yes  N/A |
| **C29 and C30 Hours of Operation**  Minimise the impact of the child care facility on the amenity of neighboring residential developments. | C29 - 7am – 7pm Monday to Friday proposed. The centre will not open on public holidays.  C30 – The development is not located within a mixed use area or commercial zone. | Yes  N/A |
| **C31, C32 and C33 Traffic, Parking and Pedestrian Circulation**  Provide parking that satisfies the needs of users and demand generated by the centre. | C31 – The child care centre requires 45 car spaces in accordance with the DCP requirements. The development provides for 37 spaces on the lower ground level and 8 spaces at the ground level, providing a total of 45 spaces.  C32 – The development is not located within a commercial or industrial zone or within a mixed use development  C33 – The applicant has submitted a traffic impact assessment, which considered vehicle trips generated by the development and the increased volumes to nearby intersections. The assessment revealed that existing intersections on Springs Road in the vicinity of the proposed development will still maintain a LoS A, which demonstrates that the proposal will have no detrimental impacts on the operation of the existing road network. | Yes  N/A  Yes |
| **C34 and C35 Traffic, Parking and Pedestrian Circulation**  Provide vehicle access from the street in a safe environment that does not disrupt traffic flows. | C34 – The site is not located upon a classified road or fronts a road which carries significant freight traffic or the transportation of dangerous goods or hazardous materials.  C35 – NSW RFS have provided GTA’s requesting that a bushfire emergency management and evacuation plan be prepared in accordance with ‘Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014’ and Australian Standard AS3745 2010 ‘Planning for Emergencies in Facilities’. | Yes  Yes |
| **C36, C37 and C38 Traffic, Parking and Pedestrian Circulation**  Provide a safe and connected environment for pedestrians both on and around the site. | C36 – Designated pedestrian pathways are provided within both carpark areas of the child care centre to provide safe and direct access points to building entries in the child care centre.  C37 – The child care centre does not form part of a mixed use development.  C38 – Designated pedestrian pathways are provided within both carpark areas of the child care centre to provide safe and direct access points to building entries in the child care centre. In addition, designated accessible parking spaces for people with a disability are provided within the lower level carpark and at grade carpark adjacent to building entry points. | Yes  N/A  Yes |
| **Part 4 National Regulations** | **Assessment** | **Achieved** |
| 4.1 Indoor Space Requirements. | 3.76m2 of indoor space per child is provided exceeding minimum requirements. | Yes |
| 4.2 Laundry and Hygiene Facilities. | A laundry is provided. | Yes |
| 4.3 Toilet and Hygiene Facilities. | Junior height pans are provided, with internal glazing provided for carer supervision | Yes |
| 4.4 Ventilation and Natural Light. | All windows are operable to enable cross ventilation to occur. Glazing is provided to both eastern and western facades of each activity room to meet natural light requirements. | Yes |
| 4.5 Administrative Space. | The ground level provides a director’s office, parent room, staff room and office meeting room. | Yes |
| 4.6 Nappy Change Facilities. | Change tables are provided within amenity rooms of each activity room. | Yes |
| 4.7 Premises Designed to Facilitate Supervision. | Internal glazing is provided to amenity areas (toilets) to enable carer supervision. | Yes |
| 4.8 Emergency and Evacuation Procedures. | To be developed by the operator prior to operation of the centre. An emergency evacuation plan is a requirement of the bushfire safety authority issued by the NSW RFS. | Yes. |
| 4.9 Outdoor Space Requirements. | 7.21m2 of outdoor space per child is provided exceeding minimum requirement. | Yes |
| 4.10 Natural Environment. | Varying experiences are provided within the outdoor play areas. | Yes |
| 4.11 Shade. | The upper floor of the development provides a significant covered area over the ground floor outdoor play space. A deep soil area at the north east corner of the ground floor outdoor play space will be landscaped providing further shading opportunities. The upper floor outdoor space is also extensively covered by a roof providing significant shading. | Yes |
| 4.12 Fencing. | All outdoor play spaces will be secured with fencing. Fencing of the ground level outdoor play area will be constructed of open timber battens with a 1.8m high x 6mm float glass barrier installed behind the timber battens. The level 1 outdoor play area will have a solid balustrade constructed from timber, aluminium cladding and glazing extending to a height of 1.8m above floor level. | Yes |
| 4.13 Soil Assessment. | The application has been accompanied with a Phase 1 Preliminary Site Investigation. No issues with contamination are identified. | Yes |